

P.W.D. BUILDING & ROADS BRANCH

The 12th June, 1968

No. 3222-PWII-(3)-68/12615.—On his promotion as officiating Executive Engineer, S. P. Gupta, took over in Ambala Construction Division on 23rd April, 1968 (afternoon).

PUBBLIC HEALTH BRANCH

The 13th June, 1968

No. 2833-PWII(2)-68/13826.—The Governor of Haryana is pleased to confirm Shri M.N. Sharma

officiating Executive Engineer against the permanent post of an Executive Engineer in Haryana Service of Engineers Class I in the P.W.D. Public Health Branch, Haryana with effect from 1st November, 1968, vacated by Shri L.M. Chaudhary consequent upon his confirmation as Superintending Engineer in the P.W.D. Public Health Branch, Haryana,—*vide* Haryana Government Notification No. 1721-PWII(2)-68/1461, dated the 9th (10th) May, 1968.

ISHWAR CHANDRA, Secy.

TOWN AND COUNTRY PLANNING DEPARTMENT

The 13th June, 1968

No. 3488-VHDP-68 8786.—In exercise of the powers conferred by sub-section (3) of section 7 of Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1965, the Governor of Haryana is pleased to publish the Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures A & B to the Development Plan) at Sonipat, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, sector 13, Chandigarh from any person in writing in respect of such plan before the expiry of the period so specified.

DRAWING

(1) Drawing No. STP II/1429/68 (see page 397)

(2) Drawing No. STP II/1426/68 (see page 398)

ANNEXURE A

ANNEXURE B

ANNEXURE "A"

I Explanatory note on the Development Plan of controlled Area Sonipat

Introduction.—The existing town of Sonipat is situated on the Delhi-Ambala Railway Line at a distance of about 25 miles from Delhi. It is five miles away from the G.T. Road to which it is connected by two roads called "Bahlalgath Road" towards Delhi and "Murtial Road" towards Panipat.

On account of its close proximity to Delhi a good number of industrial concern have established within the town as well as on the approach road towards Delhi.

Sonepat is included in the National Capital Region and falls just outside the Delhi Metropolitan area. The Master Plan of Delhi proposes to connect all the Ring Towns of Ghaziabad, Faridabad, Gurgaon, Bahadurgarh and Narela by means of a regional ring highway. Another important link is proposed to connect Sonipat with Meerut via Baghpat in U.P.

The population of Sonipat was 30,000 in 1951 and it rose to 45,885 in 1961 (as per census report). A part from this natural increase, a greater increase in the population of Sonipat is expected in the coming years due to the expected over-spill population from Delhi.

The Master Plan of Delhi envisages a population of 2 lacs in Sonipat by 1981. The break-up further suggests that there will be a working force of 70,000 out of the total population of 2 lacs in the year 1981 as against the working force of 12,689 out of the population of 45,889 in 1961.

Out of a total working force of 12,689 in 1961, about 3,045 persons were actually engaged in manufacturing which formed 24 per cent of the working force. With the implementation of the Master Plan proposals it has been envisaged that the per centage of 24 per cent will rise to about 40 per cent in 1981, thereby giving a working force of 28,000 being actually engaged in manufacturing in 1981.

A Master Plan to accommodate the population of 2 lacs in 1981 and to provide an industrial zone for a working force of 28,000 has been evolved keeping the latest Town Planning Concepts in view. The industrial area has been zoned in such a way that it lies across the proposed V-I road connecting the Rohtak Road with the G.T. Road. Also some area for light industry has been zoned adjacent to the existing industrial area of town.

The physical spread of the town towards Delhi has been evolved out of the natural pull that lies towards Delhi and of other physical considerations. It was also felt that as the water-supply according to the Public Health Engineers, is to come from the Jamuna bed, the stretching of the town towards Delhi or towards this bed would be economical. Besides, it was also felt that the town should not be developed on either side of the Railway Line. The new areas and expansion has thus been proposed to remain on the eastern side of the present railway line. This not only will provide for the ideal concept of town development but will avoid the low lying areas which lies across the railway line and to the west of it.

II Objectives of Controlled Area

Keeping in view the broad outline proposals of the Master Plan as briefly mentioned above, the area towards east of the town more clearly described in the schedule below has been declared as Controlled area *vide* Punjab Government notification No.2366-2TCP-64/24048, dated 23rd September, 1964 published in the Punjab Govt. Gazette, dated 9th October, 1964 and a further extension of the Controlled area, *vide* Hr. Govt. notification No. 1715-VII-DP-68/1460, dated 20th March, 1968 published in the official Gazette on 28th March, 1968.

III Boundaries of Controlled Area

The boundaries of the controlled area as shown on the development plan Dig. No. STP(H)/1429/68 and the existing and use plan Dr. No. STP(H)/1426/8 are as under:-

North. - Starting from point I on the Municipal limits, 660' north of Murthal Road going towards east with a uniform width of 660' from the road reservation crossing the G.T. Road upto the point II, one thousand ft. east of the G.T. Road.

East. - From point II moving towards south at a uniform width of 1000' from the G.T. Road reservation upto point III, 1000 ft. eastward at M/S 21 on the G.T. Road.

South. - From point III moving towards West crossing the G.T. Road and going upto point IV, 1000ft. on the western side of the G.T. Road reservation. Then going towards North at a uniform width of 1,000 ft. westwards from the G.T. Road reservation upto point V where it meets the Southern side of the Revenue Sq. No. 25 of village Rai. Thence westwards along the southern side of Sq. Nos. 25, 26, 27 and 28 of the said village upto the south western corner of Sq. No. 32 & 40 of village Rai and Sq. No. 2, 4, 11, 18 and 28 of Village Jatheri and crossing the road linking village Jatheri with G.T. Road upto the point VI, 660ft. south of the road reservation. Thence Westwards parallel to Jatheri Roed maintaining a distance of 660' crossing the Drain No. 6 on the Western boundary of drain No. 6 upto a point (No. VI).

West. -From point VII Northwards along the Western boundary of drain No. 6 crossing the Harsana Minor at No. VII. Then proceeding Westward along the Northern boundary of the Harsana Minor crossing the railway reservation at point IX and then moving along the Western boundary of the Railway reservation upto point X. 660' from 100' wide industrial area road and then moving parallel to the same. Westwards maintaining a uniform distance of 660' till it meets the Rohtak Road at point XI. Then crossing the Rohtak Road and moving Northwards upto a point XII at F/S O/5 on Gohana Road and then moving North wards to point XIII on the western boundary of the Railway reservation where it meets the North-West corner of the municipal limits from No. XIII moving Southwards then Eastwards and then Northwards along the Municipal boundaries to meet point No. I, the point of start.

IV Existing Land Use

Within the Controlled Area boundaries fall Railway line from Delhi to Panipat, important roads branching off from Sonepat to Rohtak, Gohana and towards G.T. Road. The remaining area is predominantly rural dotted with villages here and there. Another important physical feature is Drain No. 6 which is in fact is meant to drain off rain-water of the area northward from Sonepat into Diversion Drain No. 8 and ultimately into River Jamuna. The area is generally level with few brick kilns and ponds.

V. Proposals

A. Location of major land use. - Because of the natural pull of the town towards east as well as on the basis of the master plan, the area between the Murthal road and proposed V-1 road connecting the Rohtak road with the G.T. Road and the existing town has been reserved for residential, recreational, institutional and town centre uses etc.

A straight V-1 road has been provided to connect the Rohtak road with the G.T. road, Keeping in view the prevailing wind direction and the existing industries, the area towards south of this V-1 road has been reserved for Medium industries separated by a sufficiently wide green buffer.

In the northern side of the V-1 road at 250ft belt has been reserved for commercial activity of the town and to give the area along this important road a touch of urbanity.

B. Extent of area under major land uses. -The provision of major land uses in the Development Plan of Controlled Area is as under :-

		Acres
(1) Residential	..	3,110
(2) Industrial--		
(a) Light Industry	..	350
(b) Medium Industry	..	1,110
(3) Commercial--		
(a) City centre	..	220
(b) Commercial houses and office blocks along V-1 road	..	56

	Acres
(c) Ware houses and whole sale markets	144
(4) Major open spaces--	
(a) Town Park	130
(b) Regional recreation	820
(c) Green belts	890
(5) Area under major round	350
(6) Institutional Zone	130

(C) *The Major road system.*—The major road system has been kept on grid iron pattern providing the following types of roads and their land reservations :—

V1 : Road connecting Rohtak Road with G.T. road	65 metres
V2 : The main cross road	45 meters
V3 : The peripheral roads around the sectors	32 meters

Access from these roads shall be allowed only at specified controlled points.

(D) *Rural Zone and Non-conforming uses.*—I. A sizeable area has been preserved as "Rural Zone". This zone would, however, not eliminate the essential building development within it such as the extension to the existing villages contiguous to the Abadi-deh, if undertaken under a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this rural area..

II. The existing industries within the Rural Zone have been allowed to stay within the meaning of "Non conforming land uses" as shown in the zoning regulations attached with this plan.

VI. Zoning Regulations

The legal sanctity to the proposals regarding land use is being given effect to by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They also detail out allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in the sector plans for each sector to guide the development and enforce proper control.

ANNEXURE B

ZONING REGULATIONS GOVERNING

Uses and development of land in the controlled Area Sonepat as shown in Drawing
No. STP(11R) 1429 68

I. *General.*—(i) These zoning regulations, forming part of the Development Plan for the Controlled Area around Sonepat, shall be called zoning regulations of the Development Plan for the Controlled Area, Sonepat.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the Development plans and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder.

II. *Definition.*—In these regulations :—

- (a) "Approved" means approved under the rules.
- (b) "Building Rules" means Rules contained in Part VII of the rules.
- (c) "Drawing" means Drawing No. STP.
- (d) "Floor area Ratio, (FAR)" means the ratio, expressed in percentage, between the total floor area of a building on all the floors and the total area of the site.
- (e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by Electric Power and other means except solid fuel.
- (g) "Local Service Industry" means an industry the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated waters, atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots, etc. provided that no solid fuel is used in them.

- (h) "Material Date" means 23rd September, 1964 for Part I of Controlled Area on which date the land within the Controlled Area was notified — *vide* Punjab Government notification No. 2366-2TCP-66-24048 dated 23rd September, 1964 appearing in the Punjab Government Gazette of 9th October, 1964 and March, 1968 for Part II of the Controlled Area on which date the land within the Controlled area was notified — *vide* Haryana Government notification No. 1715-VII-DP-68/1460, dated March 20, 1968 appearing in the Haryana Government Gazette of March 26, 1968.
- (i) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (j) "Non-Conforming use" in respect of any land or building in a Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (k) "Public Utility Buildings" means any building required for running of public utility services, such as water-supply, drainage, electricity, Post and Telegraph and Transport and for any municipal services including a Fire Station.
- (l) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Rules, 1965.
- (m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be.

'Explanation'—(a) In this definition the 'Sector Area' or 'Colony Area' shall mean the areas of the Sector or of Colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

- (b) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot one family unit shall be assumed.
- (n) "Site Coverage" means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (o) The term 'Act', 'Colony', 'Coloniser', 'Development Plan', 'Sector' and 'Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads, and Controlled Areas Restriction of Regulated Development Act, 1963.
- (p) In the case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Act, 1963.

III. Major land Uses/Zones.—For purposes of these regulations, the several parts of the controlled area indicated on the drawing shall be reserved for the following major land uses and be designated as such:—

- (i) Residential Zone ;
- (ii) Light Industry Zone ;
- (iii) Medium Industry Zone ;
- (iv) Major open spaces.
- (v) Rural Zone ;
- (vi) Area under major roads.

IV. Division into Sector.—Major land uses mentioned at serial Nos. (i) to (iv) in Regulation III above which are land uses for building purposes, have been divided into sectors, as shown on the drawing. Main, ancillary and allied uses, which subject to other requirements of these regulations and of the rules, may be permitted in the respective major land uses zone, are listed in Appendix A subjoined to these regulations.

VI. Sectors not ripe for Development.—Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the Controlled Area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII. Sectors to be developed exclusively through Government enterprise, etc.—Change of land use and development in sectors meant for general business and commercial shall be taken only exclusively through the Government of a Government undertaking or public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

Notwithstanding the provision of clause (i) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VIII. Land reservation for major roads.—Land reservation for major roads shall be as under :—

- | | |
|--|--------------|
| (i) Major road indicated as V-1 on the Drg. | .. 65 meters |
| (ii) Major roads marked as V-2 on the Drg. | .. 45 meters |
| (iii) Major roads marked as V-3 on the Drg.
(Roads along the boundaries of sectors) | .. 32 meters |

Width and alignment of other roads shall be as per sector plan or a site approved by set plans of colonies.

X. Building Reservation.—The development plan to conform to sector plan and zoning plan.

Except as provided in regulation X, no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated.

XI. Industrial non-conforming uses.—With regard to the existing industries shown in zones other than industrial zones in the development plan, such industrial non-conforming uses may be allowed to continue provided that the owner of the industry concerned:

- (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and
- (b) During the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

XII. Discontinuance of non-conforming uses.—(i) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion, earth-quack, war riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

XIII. Density size and distribution of plots.—(i) Every residential sector shall be developed to the sector density prescribed for it subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of a residential colony allowed under regulation IX, the colony density of the colony area shall not exceed the limits as laid down below :—

For area upto 250 acres	.. 60
For area larger than 250 acres	.. 45

XIV. Industrial sites to form part of approved layouts.—No permission for erection or re-erection of building on a plot shall be given unless :—

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in Regulation X above and ;
- (ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XV. Site coverage and height of building in various uses.—Site coverage and height upto which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum site coverage and the floor area ratio shall, subject to architectural control, as may be imposed under Regulation XVII, be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area Ratio
(i) Group housing ..	33 $\frac{1}{3}$ per cent	150 per cent
(ii) Government offices ..	25 per cent (including parking and garages)	150 per cent
(iii) Commercial plots within central business zone ..	50 per cent if air conditioning is not done and 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre ..	50 per cent	125 per cent

XVI. Building Lines in front side and Rear.—This shall be provided in accordance with rules 51, 52 and 53. Every building shall conform to architectural control w.r.t. rear wall as specified in the architectural control sheets prepared under rule 50.

XVII. Relaxation. In the case of any land lying in Rural Zone, Government may relax the provisions of this development plan :—

- (a) for use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules ;

- V/V/V
- (b) for use of land as an individual industrial site (as distinct from an industrial colony provided that—
 (i) the land was purchased prior to the material date,
 (ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone,
 (iii) the owner of the land secures permission for building as required under the rules,
 (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

Explanation :-

The word "purchase" in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XVII. *Farm Houses*.—Farm house in rural zone outside the A badi Deh of the village may be allowed where agricultural land attached with such houses exceeds 5 acres on the following conditions :—

- (i) Plinth area on the following standards shall be allowed :—
 (a) For the first 5 acres .. 750 sq. ft.
 (b) For every additional acre .. 150 sq. ft.
- (Subject to maximum of 1,500 s. ft. as the plinth area).
- (ii) They are constructed single story and height does not exceed 10 feet.
- (iii) There shall be a minimum distance of 50 ft. from the edge of the property on all sides provided further that where the agricultural lands abut on a road, house shall be constructed with minimum set back from the edge of the right of way of the road as under :—
 (a) where the road connects only two villages .. 100 ft.
 (b) along roads other than scheduled roads .. 300 ft.
 (c) along scheduled roads including bye-passes .. 500 ft.

APPENDIX 'A'

I. RESIDENTIAL ZONE

- (i) Residence.
- (ii) Boarding houses.
- (iii) Social Community religious and recreative buildings.
- (iv) Public utility buildings.
- (v) Educational buildings—all types of school and where necessary colleges.
- (vi) Health Institutions.
- (vii) Retail shops and restaurants.
- (viii) Commercial and Professional Officers.
- (ix) Cinemas.
- (x) Local Service Industries.
- (xi) Petrol filling stations and service garages.
- (xii) Bus stands and Bus stops.
- (xiii) Tonga, Taxi, Scooter and Rickshaw Stands.
- (xiv) Nurseries, Green house.
- (xv) Any other need ancillary to residential use.

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

II. LIGHT INDUSTRY ZONE

- (i) Light Industry.
- (ii) Local Service Industry.
- (iii) Warehousing ad Storage.
- (iv) Public utility buildings, community recreative and social buildings.
- (v) Parking, loading and unloading areas.
- (vi) Bus stops, taxi, tonga and Rickshaw stands
- (vii) Petrol filling stations and service garages.

III. MEDIUM INDUSTRY ZONE

- (i) Medium industry.
- (ii) All uses allowed within Light Industry Zone.

IV. BUSINESS AND COMMERCIAL

- (i) Retail shop.
- (ii) Restuarants and entertainment places including cinemas and theatres.
- (iii) Business and professional offices.
- (iv) Residences on the first and higher floor.
- (v) Warehousing and covered storage.
- (vi) Local service industry.
- (vii) Civic, Cultural, Social and community buildings.
- (viii) Local and Government offices.
- (ix) Public utility buildings.
- (x) Petrol filling stations and service garages.
- (xi) Loading and unloading yards.
- (xii) Parking spaces, bus stops, taxi, tonga and rickshaw stands.
- (xiii) Fish and fruit and other market.
- (xiv) Any other use which Government in the public interest may decide.

As per sites shown on the sector plans and zoning plans.

V. MAJOR OPEN SPACES

- (i) Parks and playgrounds, nurseries, open air theatres and buildings ancillary thereto, including dwelling for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the areas, i.e., parks at approved places.
- (iv) Public utility buildings.
- (v) Agricultural and horticulture at approved places and for approved periods.

VI. RURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village houses within a Abadi Deh.
- (iii) Farm houses outside Abadi Deh subject to restrictions as laid down in Regulation XVIII.
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk chilling stations and pasteurization plants.
- (vi) Bus and Railway Stations.
- (vii) Airports with necessary buildings.
- (viii) Wireless.
- (ix) Weather stations.
- (x) Land drainage and Irrigation and Hydro-electric work.
- (xi) Hydro-electric transmission lines and poles.
- (xii) Mining and extraction operations including lime and brick-kilns, stone quarries and crushing subject to the rules and at approved sites.
- (xiii) Cremation and burial grounds.
- (xiv) Petrol filling stations.

S. N. BHANOT, Joint Secy.

DRAFT DEVELOPMENT PLAN FOR SONEPAT CONTROLLED AREA (PART I & II)

DRAWING SHOWING LAND USE PROPOSALS

1320 660 2 1820 660 2 1960

SCALE 1:320 FT TO M

EXISTING FEATURES:

BOUNDARY OF CONTROLLED AREA UNDER NOTIFICATION NO. 1715-VII-DP-65/160 DATED MARCH 20TH 1960
 BOUNDARY OF CONTROLLED AREA UNDER NOTIFICATION NO. 2366-L2 TOP.14/26048 DATED 2 RD SEP 1964

ROADS

REVENUE TRAILS

CANALS & NALAS

VILLAGES

RAILWAY LINE, STATION

EXISTING INDUSTRY

MUNICIPALITY

POLICE

POST OFFICE

TELEGRAPH

TELEPHONE

WATER SUPPLY

SEWERAGE

WATER TOWER

